672

($1.65 Federal Stamps Cancelled on this Deed)

ROBERTS & SON, BIRMINGHAM

Joseph H. Gardner and Katie B. Gardner

TO

LeRoy B. Bentley

THE STATE OF ALABAMA
~~SHELBY~~ COUNTY. Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That for and in Consideration of Twelve Hundred and no/100- DOLLARS

to the undersigned grantor.s Joseph H. Gardner and Katie B. Gardner, his wife

in hand paid by LeRoy B. Bentley

the receipt whereof is acknowledged we the said Joseph H. Gardner and Katie B. Gardner

do grant, bargain, sell and convey unto the said LeRoy B. Bentley

the following described real estate, to-wit:

S½ of the NE¼, also all land South of Yellow Leaf Creek, located in the NW¼ of the NE¼, Section 22, Township 20, Range 1 West, containing 100 acres more or less, Also all land West of Pumpkin Swamp Road, located in the N½ of the NW¼ of the SW¼, Section 23, Township 20, Range 1 West, containing 17 acres more or less. The mineral and mining rights are not hereby conveyed with this 17 acres. Also 2 acres more or less in SW corner of SW¼ of the NW¼, Section 23, Township 20, Range 1 West, beginning at SW corner of said forty and run East to the property of Yellow Leaf school district, thence north 70 yards, thence west to west boundry line of said forty, thence south along said boundry to point of beginning, making a total of 119 acres more or less.

situated in Shelby County, Alabama.

To Have and to Hold, To the said LeRoy B. Bentley, his heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said LeRoy B. Bentley, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators, shall warrant and defend the same to the said LeRoy B. Bentley, his heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s, this 28th day of December, 194 4.

Witnesses:

Joseph H. Gardner (Seal.)

Katie B. Gardner (Seal.)

(Seal.)

(Seal.)

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, A. W. Smith

a Notary Public in and for said County, in said State, hereby certify that Joseph H. Gardner and wife Katie B. Gardner whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand, this 28th day of December, A. D. 194 4.

NOTARIAL SEAL

A. W. Smith
Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I,

a in and for said County, in said State, hereby certify that subscribing witness to the foregoing conveyance, known to me, appeared before me this day, and, being duly sworn, stated that I hereby certify that 8.1.50 Privilege Tax Paid on the within Instrument as requires by law., the Grantor voluntarily executed the same in presence, and in the presence of the other subscribing witness, on the day the same bears date; that attested the same in the presence of the Grantor, and of the other witness, and that such other witness subscribed name as a witness in presence.

Given under my hand and seal, this day of, A. D. 194

L. C. WALKER,
JUDGE OF PROBATE

THE STATE OF ALABAMA, ~~SHELBY~~ Jefferson COUNTY.

I, A. W. Smith

a Notary Public in and for said County, in said State, do hereby certify that on the 28th day of December, 194 4, came before me the within named Katie B. Gardner known to me (or made known to me), to be the wife of the within named Joseph H. Gardner who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand, this 28th day of December, A. D. 194 4.

NOTARIAL SEAL

A. W. Smith
Notary Public

THE STATE OF ALABAMA, SHELBY COUNTY.

I, L. C. WALKER, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the 9th day of January, 194 5, and was recorded in Volume 120, Record of Deeds, Page 234 on the 9th day of January, 194 5.

Recording Fee, $ 1.00

L.C. Walker, Judge of Probate.